



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE November 18, 2005	CONTACT/PHONE Lauren Lajoie	APPLICANT Savoldi/Nextel	FILE NO. DRC2004-00041
EFFECTIVE DATE December 2, 2005	Lajoie Planning Services (805) 545-7738		
SUBJECT Request by Michael Savoldi/Nextel Communications for a Minor Use Permit to allow for the construction of an unmanned wireless communications facility. The facility would consist of four panel antennae located on eight-foot and ten-foot poles in two sectors, utility installation, and ground mounted equipment and emergency generator located within a shelter to be attached and designed to match an existing metal storage garage. The project will result in disturbance of approximately 1,700 square feet and 130 cubic yards of a 77-acre parcel. No road improvements are proposed. The proposed project is within the Agricultural land use category and is located at 222 McMillan Canyon Road, north of Highway 46, west of the community of Shandon. The site is in the Shandon-Carrizo planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Conditional Use Permit DRC2004-00041 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 30, 2005 for this project. Mitigation measures are proposed to address visual resources, air quality, biological resources, geology, and hazards are included as conditions of approval.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Flood Hazard	ASSESSOR PARCEL NUMBER 019-131-014	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None Applicable			
LAND USE ORDINANCE STANDARDS: Section 22.08.280 <i>Does the project conform to the Land Use Ordinance Standards:</i> Yes - see discussion			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on December 2, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

EXISTING USES: Single-family residence and agricultural storage buildings	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/undeveloped hills <i>East:</i> Agriculture/cattle grazing <i>South:</i> Agriculture/Highway 46, undeveloped <i>West:</i> Agriculture/cattle grazing	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Shandon Advisory Council, Public Works, Environmental Health, Agricultural Commissioner, California Department of Forestry (CDF), Air Pollution Control District (APCD), California Department of Fish and Game, and Cal Trans	
TOPOGRAPHY: Gently to moderately sloping	VEGETATION: Grasses, shrubs and ornamental trees
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A Fire Protection: CDF	ACCEPTANCE DATE: April 13, 2005

DISCUSSION

The applicant is proposing the installation of a wireless communication facility. The proposed facility consists of four panel antennae and ground mounted equipment. The proposed improvements are located approximately 300 feet north of Highway 46 adjacent to an existing metal storage building. The antennas are located on two eight-foot and two ten-foot poles painted to match existing and proposed vegetation. A cluster of at least three trees will be placed behind each antenna group to provide back drop for the antennas and the posts they are mounted on. The ground mounted equipment is proposed to be located in an approximately 240 square foot structure that will be designed to match the existing metal structure. The existing storage building is very visible from Highway 46 because it was constructed in a prominent location and is painted a light color. Staff recommends painting the existing structure including the proposed addition, brown and dark green to match the existing residence. The applicant has requested the option of landscaping to completely screen the storage building from Highway 46. Staff is concerned with the amount of landscaping and associated irrigation necessary to completely screen the barn. Although painting is preferable, the establishment of landscape screening for the building would provide screening for potential future carriers.

LAND USE ORDINANCE STANDARDS:

Section 22.08.280 of the County Land Use Ordinance requires that applications for communication facilities provide estimates of non-ionizing radiation generated and/or received by the facility. The report prepared for this project concluded that highest possible level of RF that could be produced by this site would be approximately fifty percent of FCC standards.

The Land Use Ordinance encourages applications for wireless communication facilities to co-locate on existing structures and this facility is proposed to be mounted to an existing storage building. The proposed project is consistent with all applicable ordinance requirements.

AGENCY REVIEW:

Public Works - No concerns

Agricultural Commissioner - As designed, the project would cause less than significant impacts to agricultural resources

Environmental Health – Hazardous Materials Business Plan required

Planning Department Hearing
Minor Use Permit #DRC2004-00041/Savoldi/Nextel
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California Department of Forestry (CDF) – Must comply with standard fire safety conditions
Air Pollution Control District (APCD) – Must comply with APCD conditions for dust control,
naturally occurring asbestos, developmental burning, demolition activities and portable
equipment

California Department of Fish and Game (CDFG) – No compensatory mitigation, standard San
Joaquin kit fox avoidance measures required

LEGAL LOT STATUS

The parcel was legally created with a Certificate of Compliance recorded on December 1, 1995
by Document Number 1995-056014.

Staff Report prepared by Lauren Lajoie, Director, Lajoie Planning Services
and reviewed by Marsha Lee, County Planner

EXHIBIT A - FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq., has been issued on June 30, 2005 for this project.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because construction of wireless facilities is an allowed use and as conditioned is consistent with all of the General Plan Policies.
- C. As conditioned, the proposed project or use satisfies/does not satisfy all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the unmanned wireless communication facility does not generate activity that presents a potential threat to the surrounding property and buildings and the Radio Frequency report prepared for this site concluded the maximum cumulative RF level that will be generated is 50% of the applicable public limit. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. As conditioned, the proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because the proposed improvements will be of stealth design and the use will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on McMillan Canyon Road, a local road constructed to a level able to handle any additional traffic associated with the project. The only traffic associated with the project is a single vehicle performing routine maintenance every four to six weeks.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the installation and operation of a wireless communications facility including the following improvements
 - a. Four 60" panel antennas flush mounted to two eight-foot posts and two ten-foot posts.
 - b. Approximately 240 square foot equipment located within an addition to an existing storage building
2. All development shall be consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

Conditions to be completed prior to issuance of construction permit

Aesthetic/Visual Resources

3. **Prior to issuance of a construction permit**, the applicant shall submit a color board for all proposed improvements (including, but not limited to antennas, mounting brackets, cable, posts, and barn addition). The entire storage building including the roof and proposed addition shall be painted brown and dark green to match the existing residence unless landscaping is installed to screen the existing storage building from Highway 46.
4. **Prior to the issuance of a construction permit**, the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways.

Air Quality

5. **Prior to issuance of a construction permit**, the applicant shall provide verification from the San Luis Obispo County Air Pollution Control District that the project is exempt from the requirements of the Air Resources Board Air Toxics Control Measures.
6. **Prior to issuance of a construction permit**, the applicant shall conduct a geologic investigation for naturally occurring asbestos on the project site. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.
7. **Prior to issuance of a construction permits**, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to construction permit issuance:

- a. Reduce the amount of the disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
 - c. All dirt stock-pile areas should be sprayed daily as needed.
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
 - e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
8. **Prior to issuance of a construction permits**, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons all be provided to the APCD prior to land use clearance of map recordation and land use clearance for finish grading of the structure.

Biological Resources

9. **Prior to issuance of a construction permits**, the applicant shall clearly delineate as a note on the project plans, that: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox*". Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**,
10. **Prior to issuance of a construction permit and within 30 days prior to initiation of site disturbance and/or construction**, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

Fire Safety

11. **Prior to issuance of construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and date September 13, 2004.

Geology and Soils

12. **Prior to issuance of construction permit**, the applicant shall submit a sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall include, but not be limited to, the following measures:
- a. Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
 - b. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
 - c. Control of off-site effects: All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

Hazards/Hazardous Materials

13. **Prior to issuance of a construction permit**, the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed cellular facility to the County Environmental Health office for review and approval.

Landscape Plan

14. **Prior to issuance of a construction permit**, the applicant shall submit landscape, irrigation and landscape maintenance plan for review and approval to the Department of Planning and Building. The plan shall show a cluster of at least three trees behind each antenna group to provide back drop for the antennas and the posts they are mounted on. In addition, the plan shall include landscaping to screen the existing storage building unless the structure is painted brown and dark green to match the existing residence. The plan shall indicate the types and locations of existing vegetation within fifty feet of all proposed improvements. Plans shall be prepared by a landscape professional and shall include location, species and container size of all proposed plant materials and method of irrigation. All proposed material shall be of a drought tolerant variety and be sized to provide a mature appearance upon installation.

Mitigation Monitoring/Condition Compliance

15. **Prior to issuance of a construction permit**, a "condition compliance" sheet shall be added to construction plans that includes a complete copy of the final conditions of approval for the project.
16. **Prior to issuance of a construction permit**, the applicant shall identify a Mitigation Compliance Coordinator (MCC) to ensure all conditions of approval and mitigation requirements are met. The MCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the MCC and the County to review the application and establish the responsibility and authority of the participants.

Site Restoration

17. **Prior to issuance of a construction permit**, the applicant shall post a performance bond with the County in an amount commensurate with the cost of facility removal and site restoration. The performance bond shall be released by the County at the time the facility is removed and the site is restored.

Conditions to be completed during project construction

Air Quality

18. **Prior to removal or relocation of utility pipelines or buildings**, the applicant shall notify the APCD and submit an asbestos survey prepared by a qualified individual. Contact Tim Fuhs of the APCD Enforcement Division at 781-5912.

Biological Resources

19. **During the site disturbance and/or construction phase**, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.
20. **During the site disturbance and/or construction phase**, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.
21. **During the site disturbance and/or construction phase**, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.
22. **During the site disturbance and/or construction phase**, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
23. **Prior to, during and after the site disturbance and/or construction phase**, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary

poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

24. **During the site disturbance and/or construction phase**, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

Cultural Resources

25. **In the event archaeological resources are unearthed or discovered during any construction activities**, the following standards apply:

- a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department of Environmental Coordinator so that proper disposition may be accomplished.

Fire Safety

26. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

27. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
28. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

Aesthetic/Visual Resources

29. **Prior to final inspection**, the applicant shall paint all proposed improvements the colors approved by the Department of Planning and Building.
30. **Prior to final inspection**, the applicant shall move the existing small storage container located at the toe of the slope to the north of the project site, out of public view.

Biological Resources

31. **Prior to final inspection, or occupancy, whichever comes first**, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:
 - a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".
 - b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.
 - c. Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Explanatory Warning Signs for Occupational Exposures

32. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site entrance gate and on or at the barrier fence and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. (*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

Fire Safety

33. **Prior to final inspection**, the applicant shall meet all applicable CDF requirements.

Landscape Plan

34. **Prior to final inspection**, landscaping in accordance with the approved landscaping plan shall be installed.

Mitigation Monitoring/Condition Compliance

35. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval unless the condition requires earlier inspection.
36. **Prior to final inspection**, the MCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

Undergrounding of Utilities

37. The applicant shall install all utilities serving the project underground rather than by use of poles and overhead lines.

On-going conditions of approval (valid for the life of the project)

38. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
39. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
40. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

Aesthetic/Visual Resources

41. The approved colors shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
42. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.
43. **For the life of the project**, the applicant shall be responsible for maintaining all existing trees and shrubs which are used as backdrop and/or screening for the project.
44. **For the life of the project**, all improvements including, but not limited to, antennas, equipment, cables, shall be located in the least visually prominent location when viewed from public streets. If the cabinets are visible from public streets they shall be designed and painted similar to existing structures or natural features.

Air Quality

45. **Prior to use of a standby or backup generator**, the applicant shall apply for and obtain an APCD permit. Contact David Dixon of the APCD Engineering Division at 781-5912.

Co-location

46. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.

Electric and Magnetic Fields

47. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Fire Safety

48. **To comply with the California Department of Forestry (CDF), the following measures are required:**
- a. A fire extinguisher with a minimum rating of 4A 60BC is required inside the facility.
 - b. Maintain the roof of any structure free of leaves, needles or other flammable material.
 - c. Maintain any tree adjacent to or overhanging any building free of deadwood.
 - d. Maintain around all structures a 30-foot firebreak. This does not include fire resistive landscaping.

Lighting

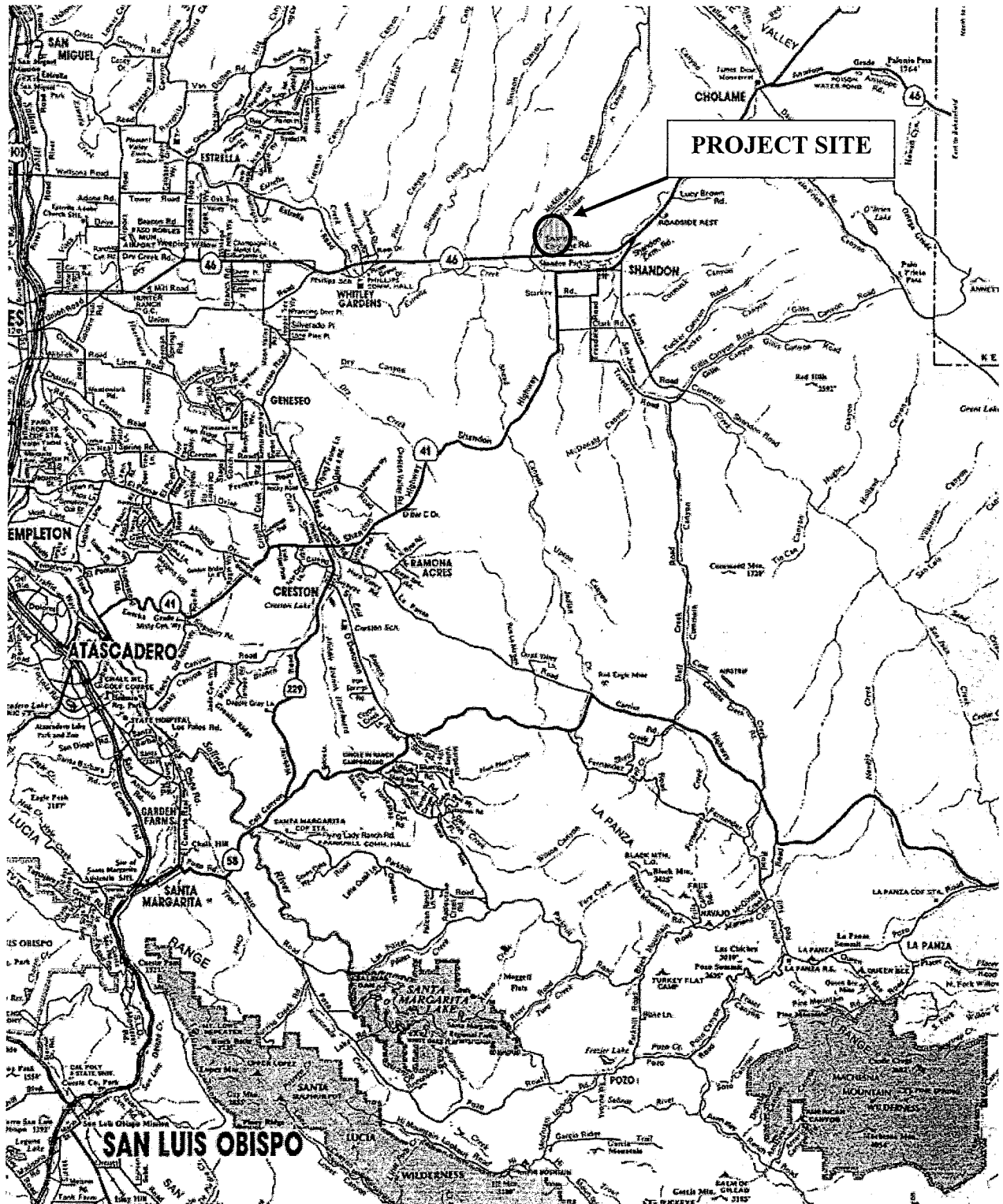
49. No exterior lighting is approved for the project.

Noise

50. HVAC units shall be sound attenuated to meet applicable County and State exterior noise standards, if applicable. The project shall be maintained in compliance with the county Noise Element (including emergency generators). Any back-up or emergency generators shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbl. at a distance of 50 feet from the generator.

Site Access

51. Site access for construction and maintenance shall be from existing roads only. No road improvements shall occur.



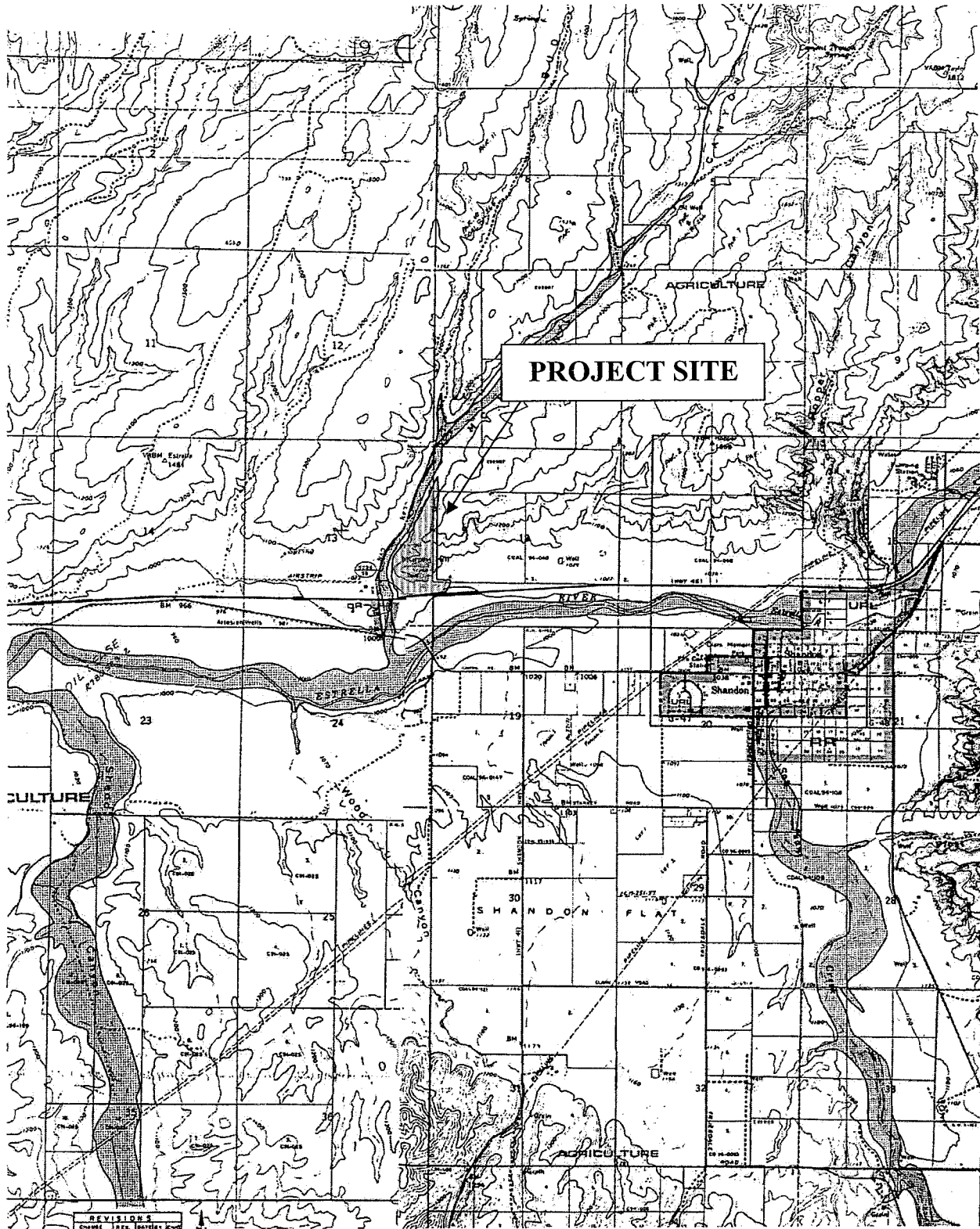
PROJECT

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Savoldi/Nextel



EXHIBIT

Site Vicinity



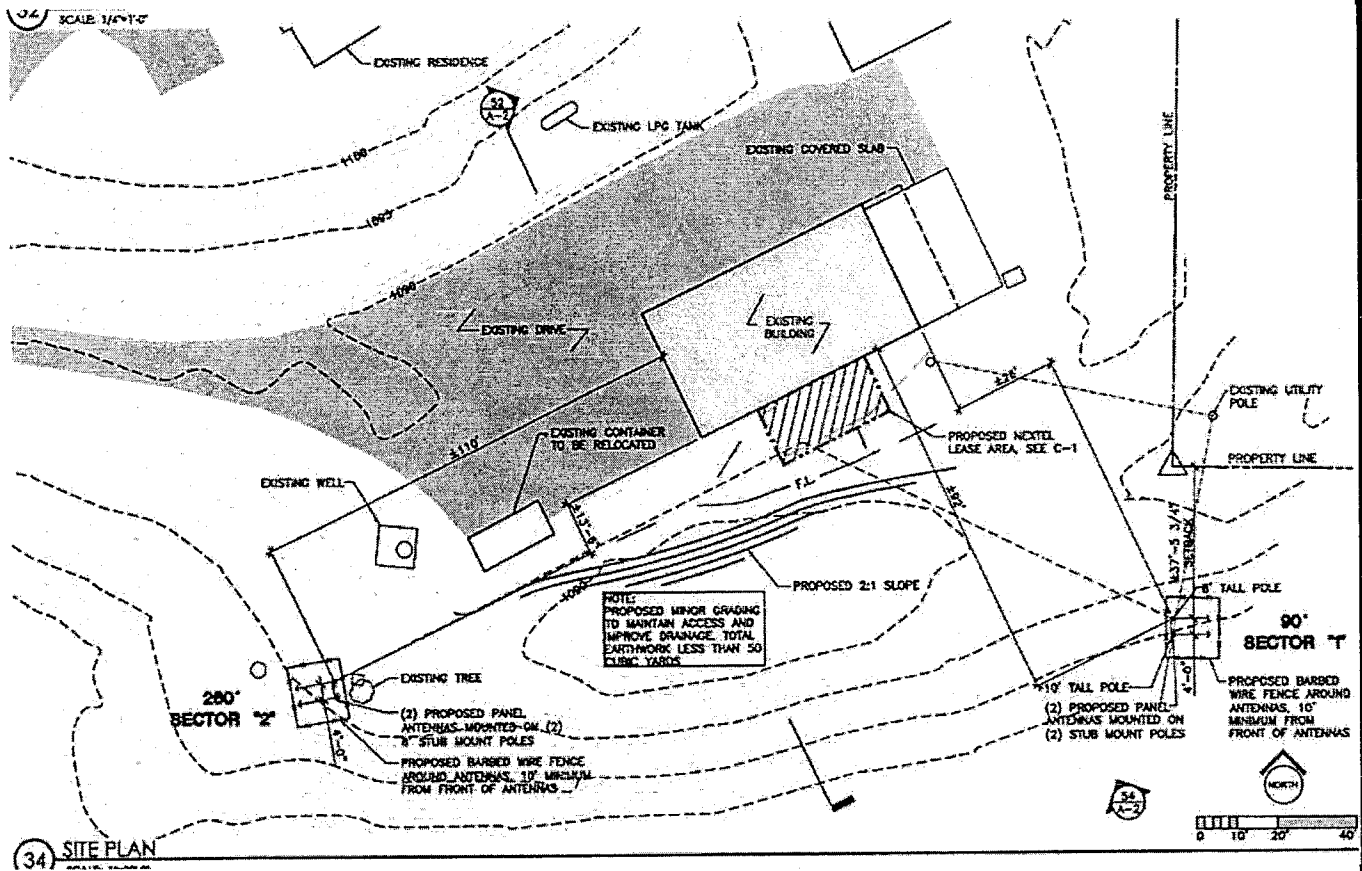
PROJECT

DRC2004-00041-
Savoldi/Nextel



EXHIBIT

Land Use Category



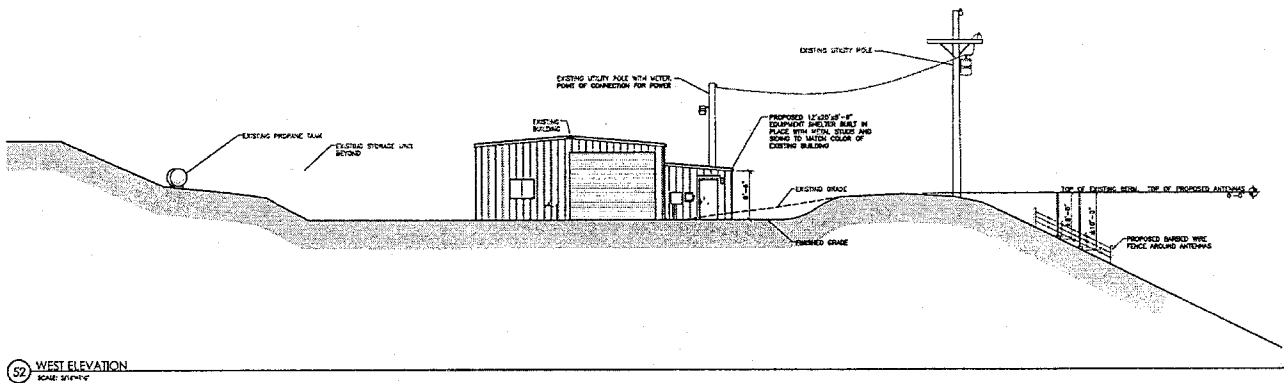
PROJECT

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Savoldi/Nextel

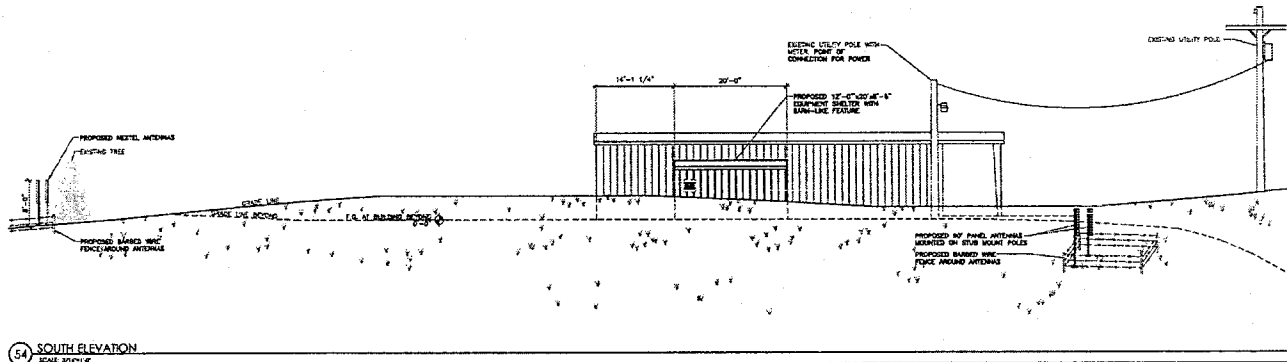


EXHIBIT

Site Plan



52 WEST ELEVATION
SCALE: 3/8\"/>



54 SOUTH ELEVATION
SCALE: 3/8\"/>

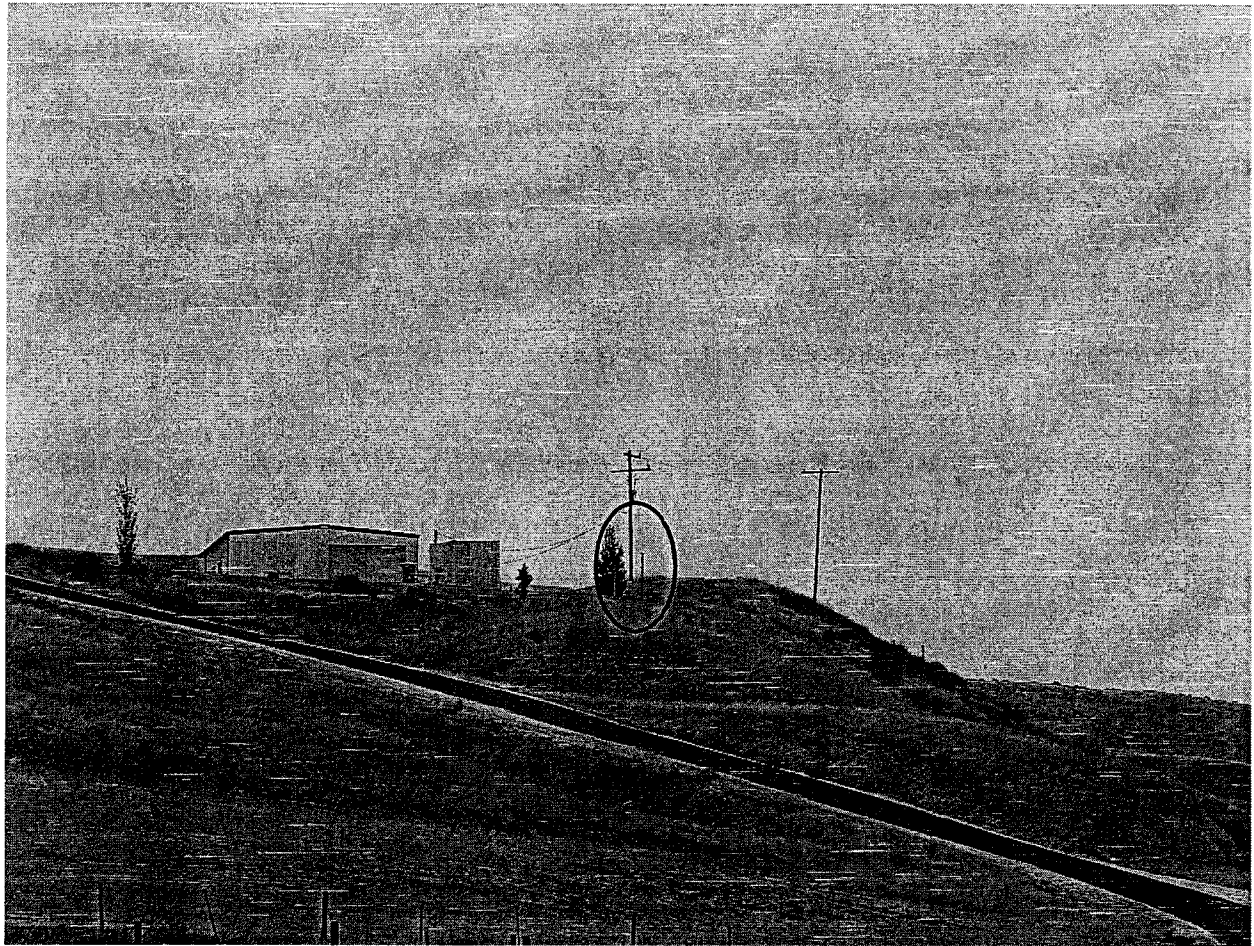
PROJECT

DRC2004-00041-
Savoldi/Nextel



EXHIBIT

Elevations



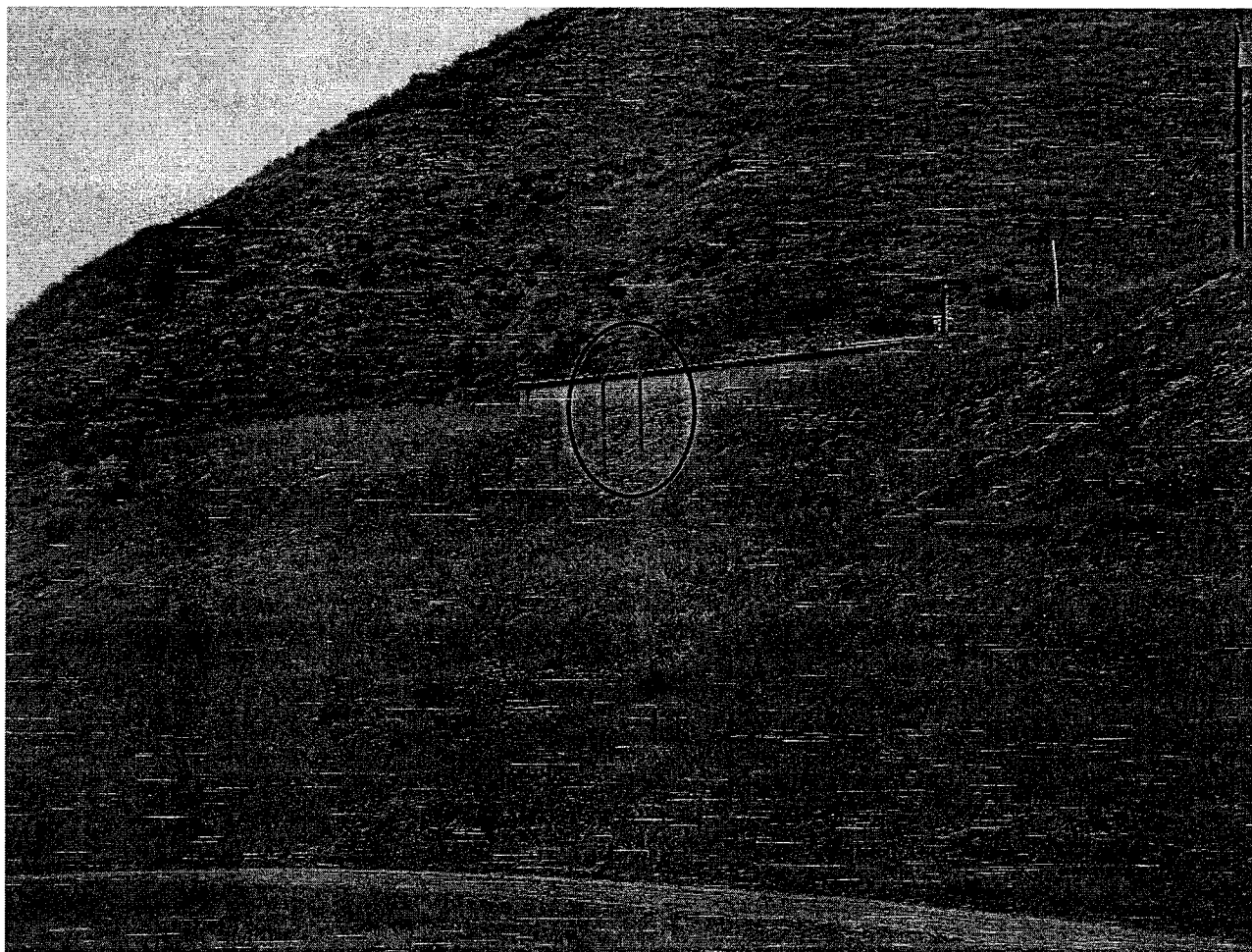
PROJECT

DRC2004-00041-
Savoldi/Nextel



EXHIBIT

Mock-Up/Eastbound 46



PROJECT

DRC2004-00041-
Savoldi/Nextel



EXHIBIT

Mock-Up/Westbound 46



COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (LL/ML)

ENVIRONMENTAL DETERMINATION NO. ED04-417

DATE: July 7, 2005

PROJECT/ENTITLEMENT: Savoldi/Nextel Conditional Use Permit DRC2004-00041

APPLICANT NAME: Michael T. Savoldi

ADDRESS: P.O. Box 40 Shandon, CA 93461

CONTACT PERSON: Mario Musso, Nextel Communications

Telephone: 714-681-3840

PROPOSED USES/INTENT: A request by Michael T. Savoldi to construct an unmanned wireless communications facility consisting of four panel antennae located on eight-foot and ten-foot poles in two sectors, utility installation, and ground mounted equipment and an emergency generator located within an approximately 120 square-foot shelter attached and designed to match an existing metal storage building, resulting in disturbance of approximately 1,700 square feet and 130 cubic yards of a 77-acre parcel.

LOCATION: East side of McMillan Canyon Road (222 McMillan Canyon Road), immediately north of Highway 46, west of the community of Shandon.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: Air Pollution Control District

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on July 21, 2005

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



San Luis Obispo County
Department of Planning and Building
environmental division

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo

Date: _____

County: San Luis Obispo

Project No. DRC2004-00041

Project Title: Savoldi/Nextel Conditional Use Permit

Project Applicant

Name: Mario Musso/Nextel Communications

Address: 310 Commerce

City, State, Zip Code: Irvine, CA, 92602

Telephone #: 714-681-3840

Please remit the following amount to the **County Clerk-Recorder:**

() Environmental Impact Report	\$ 850.00
(X) Negative Declaration	\$ 1250.00
() County Clerk's Fee	\$ 25.00
Total amount due:	\$1,250.00

AMOUNT ENCLOSED: _____

Checks should be made out to the "**County of San Luis Obispo**". Payment must be received by the County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040, within two days of project approval.

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.



COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Savoldi Conditional Use Permit ED04-417; DRC2004-00041

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Lajoie Planning Services
Prepared by (Print)

Lisa Monreal
Signature

May 26, 2005
Date

John Nall
Reviewed by (Print)

John Nall
Signature

Ellen Carroll,
Environmental Coordinator
(for)

5/26/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Nextel Communications for a Conditional Use Permit to allow for the construction of an unmanned wireless communications facility. The facility would consist of four panel antennae located on eight-foot and ten-foot poles in two sectors, utility installation, and ground mounted equipment and emergency generator located within a shelter to be attached and designed to match an existing metal storage building. Grading activities would result in disturbance of approximately 1,700 square feet and 130 cubic yards of a 77-acre parcel. No road improvements are proposed. The proposed project is within the Agricultural land use category and is located at 222 McMillan Canyon Road, north of Highway 46, west of the community of Shandon. The site is in the Shandon-Carrizo planning area.

ASSESSOR PARCEL NUMBER(S): 019-131-014

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Shandon-Carrizo

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Flood Hazard

EXISTING USES: Single-family residence, storage buildings

TOPOGRAPHY: Gently to moderately sloping

VEGETATION: Grasses

PARCEL SIZE: 77 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; Undeveloped hills	<i>East:</i> Agriculture; Cattle grazing
<i>South:</i> Agriculture; Highway 46, undeveloped	<i>West:</i> Agriculture; Cattle grazing

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located immediately north of Highway 46 and east of McMillan Road. The surrounding topography consists of moderately to steeply sloping hillsides, and nearly level areas south of Highway 46. Vegetation consists primarily of annual grasses. (refer to Figures 1 through 3). Existing development on the project site includes a single-family residence, two large storage buildings, a small storage container, a paved access road, and associated graded areas. As seen from eastbound Highway 46, one large storage building and a small storage container silhouette against the skyline. Overhead utility poles and the paved access road are also visible. As seen from westbound Highway 46, surrounding hillsides provide backdrop for the single-family residence and a hill located adjacent to Highway 46 blocks the majority of the storage buildings from public view. The project area is within the primary cone of vision for travelers on Highway 46 for approximately 5 seconds as seen from the west and 10 seconds from the east.

The proposed wireless communications facility would be located within a 450 square-foot lease area in an existing disturbed area east of and contiguous with an approximately 2000 square-foot storage building. An approximately 120 square-foot equipment shelter would be attached to the storage building with space to accommodate four carriers' equipment and an emergency generator. The proposed equipment shelter would be designed with similar architectural elements and painted to match the existing storage building. Four stub-mount antennae would be located in two separate locations approximately 300 feet north of Highway 46, at an elevation of approximately 80 feet above the highway. The western antennae would be located within an existing graded area, with backdrop provided by an adjacent pine tree and nearby hillsides. The eastern antennae are backdropped by the down-slope of the hillside and the existing storage building. Four-foot tall barbed wire fencing is proposed to enclose the pairs of stub-mounted antennae (refer to Figures 4 through 6).

Mitigation/Conclusion. The stealth design of the proposed antenna, painted to match surrounding grassland, and locations below the ridgeline or with backdrop vegetation would adequately mitigate visual impacts of the antennae. The proposed equipment facility would be located in a disturbed area, adjacent to and designed to match the existing storage building. Although addition of the equipment shelter would expand the visible built elements on the project site, the applicant has agreed to move the existing small storage container located at the toe of the slope to the north of the project site, out of public view (refer to Exhibit B). No significant impacts are anticipated and no further measures are necessary.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located in the Agriculture land use category on an approximately 77-acre parcel, within a proposed 450 square-foot wireless facility lease area. The soil types mapped for the project site include, Pico fine sandy loam, Nacimiento-Ayar complex, and Balcom-Calleguas complex. As described in the Natural Resource Conservation Service (NRCS) Soil Survey, these soils are considered Class IV and VII. Agriculture uses on the parcel are limited to livestock grazing.

The proposed wireless facility includes installation of barbed wire fencing surrounding the stub-mount antennae. Proposed site disturbance would be limited to grading required for construction of the equipment shelter, antennae and conduit installation. No other site disturbance is proposed. All disturbed areas would be vegetated with a native seed mix, compatible with the surrounding environment. The proposed project was referred to the County Department of Agriculture and no significant agricultural impacts are anticipated (Lynda L. Auchinachie; September 7, 2004).

Mitigation/Conclusion. Based on project design and proposed minimal site disturbance, no impacts to agricultural resources are anticipated and no mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Based on the latest air monitoring station information (per the County's RMS annual report, 2004, the trend in air quality in the general area is improving, where unacceptable PM10 levels were exceeded once in 2003, which is down from 2002 (two exceedances).

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e. application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

Impact. As proposed, the project will result in the disturbance of approximately 550 square feet and 50 cubic yards of material. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. The proposed project was referred to the APCD for review and determination of any air quality impacts potentially resulting during both the construction and operational phases of the proposed project. APCD determined that the implementation of the proposed project may result in potentially significant air quality impacts during both the construction and operational phases of the proposed project (Melissa Guise; September 30, 2004). Air quality impacts during construction include the generation of fugitive dust, potential release of asbestos, particulate emissions resulting from the developmental burning of vegetative material and use of portable construction equipment. General permit requirements would adequately mitigate operational air quality emissions.

Asbestos. Asbestos is considered a toxic air contaminant by the State Air Resources Board. If naturally occurring asbestos is present within the soil underlying the project site, within material proposed to be moved, or relocated utility lines, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

Developmental Burning. On February 5, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning may be allowed. Unregulated burning would result in a potentially significant air quality impact.

Fugitive Dust (PM10). Implementation of the proposed project would result in the generation of dust, potentially affecting adjacent roadways and residences, resulting in a potentially significant air quality impact.

Portable Equipment. Portable equipment used during construction may require California statewide portable equipment registration.

Operational Phase Permits. Stand-by or back-up generators would require an APCD permit.

Mitigation/Conclusion. The applicant shall comply with APCD measures during construction and operation of back-up generators. Mitigation measures include implementation of dust control measures, determination of asbestos presence, burning restrictions, demolition guidelines, portable equipment permits and registration of equipment (refer to Exhibit B). Based on the above discussion air quality impacts would be reduced to insignificance and no mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The vegetation in the project area consists of native and non-native grasses and landscaped vegetation.

Special-Status Species

The proposed project site is located within the range of the San Joaquin kit fox (*Vulpes macrotis mutica*), a State Threatened and Federally Endangered species and San Joaquin pocket mouse (*Perognathus inornatus*) a California Department of Fish and Game (CDFG) "special animal".

Impact.

Special-Status Species

A "San Joaquin Kit Fox Habitat Evaluation Form" was prepared for the proposed project by Daniel E. Meade (May 21, 2001) and revised by Bob Stafford of CDFG on March 14, 2005. Mr. Stafford reduced the habitat evaluation score as no kit foxes have been seen within three miles of the project area. Due to the lack of nearby occurrences of kit fox and the majority of site disturbance occurring in previously disturbed areas, no compensatory mitigation is required and standard avoidance criteria implemented during construction would adequately reduce impacts to less than significant. Standard kit fox avoidance measures would provide adequate protection to the San Joaquin kit fox and San

Joaquin pocket mouse and no significant impacts are anticipated to this species.

Mitigation/Conclusion. To prevent inadvertent harm to San Joaquin kit fox and San Joaquin pocket mouse, the applicant has agreed to retain a biologist for a pre-construction survey, a pre-construction briefing for contractors, and monitoring activities in addition to implementing cautionary construction measures. These mitigation measures are listed in detail in Exhibit B.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is located in an area historically occupied by the Southern Salinian and Obispeño Chumash. A *Cultural Resources Survey and Impact Assessment* (C.A. Singer and Associates, Inc.; October 7, 2004) was prepared to assess if cultural resources are present on or in the vicinity of the proposed project site. The records search indicated that two archeologically sensitive sites are documented near the project site. During the field surface survey conducted by the archeologist, no evidence of prehistoric or historic cultural resources were observed on the project site. No potentially historic structures are present on the project site and no paleontological resources are known to exist in the area. Based on the results of the survey report, impacts to prehistoric, historic, or paleontological resources are not expected.

Mitigation/Conclusion. Based on the negative results of the cultural resources surface survey conducted on the project site, significant cultural resources are not likely to be encountered or impacted during construction of the proposed project. In the event any resources are discovered during construction, all activities in the vicinity shall cease, and the appropriate agencies shall be contacted (refer to Exhibit B).

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

Geology. The topography of the project site ranges from nearly level graded areas to moderately and steeply sloping hillsides. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low to moderate. The liquefaction potential during a ground-shaking event is considered moderate to high. No active faulting is known to exist on or near the subject property. The project is within an area potentially containing serpentine rock and is required to comply with APCD measures regarding release of naturally occurring asbestos (refer to Section 3, Air Quality). There is no evidence that measures above what would already be required by ordinance or code are needed.

Drainage. The area proposed for development is outside of the 100-year Flood Hazard designation. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered moderate to very poorly drained. The closest source of surface water is McMillan Canyon Creek, which is located near the western property line, approximately 1,200 feet west of the project site and the Estrella River located approximately 1,200 feet south of the project site. No specific measures above what would already be required by ordinance or code are considered necessary.

Sedimentation and Erosion. The soil types mapped for the project site are: Pico fine sandy loam, Nacimiento-Ayar complex, and Balcom-Calleguas complex. As described in the Natural Resource

Conservation Service Soil Survey, the soil surface is considered to have a moderate to high erodibility and a low to high shrink-swell characteristic.

Impact. The applicant is proposing to disturb approximately 1,700 square feet and 130 cubic yards for the construction of a wireless equipment shelter, four stub mount antennae and associated utility installation. Due to the moderate to high erodibility of onsite soils, the proposed project may cause down gradient sedimentation and erosion impacts if disturbed areas are not properly revegetated following construction.

Mitigation/Conclusion. To mitigate for potential erosion and sedimentation impacts, the applicant has agreed to prepare and implement a sedimentation and erosion control plan as described in Exhibit B. The plan would be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices and final erosion control measures. Implementation of the approved sedimentation and erosion control plan would mitigate potential impacts to a level of insignificance and no additional measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. The project site is located in a moderate fire hazard zone. The proposed project was referred to CDF/County Fire (Chad Zrelak; September 13, 2004) and several measures are required including compliance with fire safety laws, vegetation firebreak, and site maintenance.

RF Exposure. A Radio Frequency (RF) analysis (*Dtech Communications, LLC November 9, 2004*) conducted on the project site to assess existing and proposed RF exposure conditions identified that the exposure from the site would be below thresholds requiring mitigation. Proper information signs would be placed on the fences surrounding the antennae. The applicant is required to submit a

hazardous materials business plan to the County Environmental Health Division for operation of the proposed cell site (Laurie Salo; September 17, 2004).

Mitigation/Conclusion. Based on the above discussion, compliance with CDF measures, sign placement, and provision of information to appropriate agencies, no significant hazard and hazardous waste impacts are expected to occur (refer to Exhibit B) and no additional mitigation measures are necessary.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The nearest sensitive receptor is a single-family residence located approximately 130 feet northwest of the proposed project. All ground-mounted improvements and the proposed emergency generator would be located within an enclosed equipment shelter attached to an existing storage building. The proposed project would not generate and would not be exposed to significant stationary or transportation-related noise sources, therefore, no significant noise impacts are expected to occur and no mitigation measures are necessary.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project is not anticipated to induce growth, create the need for new housing, or use a substantial amount of fuel or energy to construct and maintain. The proposed telecommunications facility would not result in a need for a significant amount of new housing or displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station is approximately 1.5 miles to the east. The closest Sheriff substation is in Templeton, which is approximately 23 miles from the proposed project. The proposed project was referred to Public Works/Caltrans and no significant concerns were identified. This project, along with numerous others in the area would have a cumulative effect on police and fire protection.

Mitigation/Conclusion. The proposed facility would be unmanned and would not result in any significant impacts to public services or utilities. Public facility programs have been adopted to address cumulative impacts to a level of insignificance. No mitigation measures are necessary.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The County Trails Plan does not show a future trail being considered on the subject property, and no recreational facilities are present in the vicinity. The project is not proposed in a location that would affect any trail, park or other recreational resource, and would not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Construction equipment and occasional maintenance vehicles would use Highway 46 and McMillan Canyon Road to access the proposed project site. No other trips would be generated by the proposed facility. Both McMillan Canyon Road (local) and Highway 46 (arterial) currently operate at acceptable levels of service. This small amount of additional traffic would not result in a significant change to the existing road service levels or traffic safety.

Mitigation/Conclusion. No significant impacts were identified; therefore, no specific traffic-related mitigation measures are necessary.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project is an unmanned wireless telecommunications facility and would not generate wastewater or require wastewater disposal.

Mitigation/Conclusion. No wastewater impacts are anticipated and no mitigation measures are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

14. WATER - Will the project:Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicable

f) Other: _____

☐☐☐☐**Setting/Impact.**

Surface Water. The nearest source of surface water is McMillan Canyon Creek, located approximately 1,500 feet to the west of the proposed lease area. The Sedimentation and Erosion Control Plan described in Section 6, Geology would minimize the potential for incidental down-gradient sediment discharge to a level of insignificance.

Water Usage. The proposed unmanned telecommunications facility would not require the use of any local water services or ground water sources.

Mitigation/Conclusion. Based on the above discussion and implementation of a sedimentation and erosion control plan (refer to Exhibit B), no significant impacts are anticipated and no additional measures are necessary.

15. LAND USE - Will the project:

Inconsistent

Potentially
Inconsistent

Consistent

Not
Applicable

a) *Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?*

☐☐☒☐

b) *Be potentially inconsistent with any habitat or community conservation plan?*

☐☐☒☐

c) *Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?*

☐☐☒☐

d) *Be potentially incompatible with surrounding land uses?*

☐☐☒☐

e) Other: _____

☐☐☐☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Shandon/Carrizo Area Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, Environmental Health, California Department of Fish and Game). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Shandon Advisory Council</u>	None
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked (☒) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Shandon/Carrizo Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Althouse and Meade, Inc. (May 21, 2001). San Joaquin Kit Fox Evaluation.

C.A. Singer and Associates. October 7, 2004. *Cultural Resources survey and Impact Assessment for a Wireless Communications Facility on the Savoldi Property.*

Dtech Communications, LLC. November 9, 2004. *Radio Frequency Power Density Emissions Study for Site :CA6209A, Shandon Savoldi Ranch.*

Exhibit B - Mitigation Summary Table

Aesthetics

VR-1 Prior to final inspection, the applicant shall move the existing small storage container located at the toe of the slope to the north of the project site, out of public view.

Air Quality

AQ-1 Prior to issuance of permits, the applicant shall conduct a geologic investigation for naturally occurring asbestos on the project site. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.

AQ-2 Prior to issuance of permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to construction permit issuance:

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock-pile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons all be provided to the APCD prior to land use clearance of map recordation and land use clearance for finish grading of the structure.

AQ-3 Prior to removal or relocation of utility pipelines or buildings, the applicant shall notify the APCD and submit an asbestos survey prepared by a qualified individual. Contact Tim Fuhs of the APCD Enforcement Division at 781-5912.

AQ-4 Prior to developmental burning of vegetative material, the applicant shall apply for and obtain a burn permit from the APCD and County Fire/California Department of Forestry. The application requires the submittal of a technical feasibility study.

AQ-5 Prior to approval, the applicant shall identify portable equipment to be used during construction and apply for required California statewide or San Luis Obispo APCD permits.

AQ-6 Prior to use of a standby or backup generator, the applicant shall apply for and obtain an APCD permit. Contact David Dixon of the APCD Engineering Division at 781-5912.

Biological Resources

- BR-1** Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate as a note on the project plans, that: *"Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox"*. Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction**,
- BR-2** During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.
- BR-3** Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.
- BR-4** During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.
- BR-5** During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.
- BR-6** During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.
- BR-7** Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

BR-8 During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

BR-9 Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

- a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".
- b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Cultural Resources

CR-1 In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a) Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b) In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department of Environmental Coordinator so that proper disposition may be accomplished.

Geology and Soils

GS-1 Prior to issuance of building permit, the applicant shall submit a sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall include, but not be limited to, the following measures:

- a) Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.

- b) Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
- c) Control of off-site effects: All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

Hazards/Hazardous Materials

HM-1 To comply with the California Department of Forestry (CDF), the following measures are required:

- a) **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.
- b) Maintain around all structures a 30-foot firebreak. This does not include fire resistive landscaping.
- c) Maintain any tree adjacent to or overhanging any building free of deadwood.
- d) Maintain the roof of any structure free of leaves, needles or other flammable material.
- e) A fire extinguisher with a minimum rating of 4A 60BC is required inside the facility.
- f) Recommended, not required measures include an access road and driveway that meets CDF requirements and fire sprinklers or other extinguishing agent in the structure and a 2,500 gallon water storage tank with a hydrant.

HM-2 Prior to final approval, the applicant shall submit for review and approval a hazardous materials Business Plan for the proposed cellular facility to the County Environmental Health office for review and approval. Contact Aaron LaBarre at 781-5595 with questions.

**DEVELOPER'S STATEMENT FOR THE
SAVOLDI/NEXTEL CONDITIONAL USE PERMIT; DRC2004-00041**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AESTHETICS

VR-1 Prior to final inspection, the applicant shall move the existing small storage container located at the toe of the slope to the north of the project site, out of public view.

Monitoring: Compliance will be verified by the Department of Planning and Building.

AIR QUALITY

AQ-1 Prior to issuance of grading permit, the applicant shall conduct a geologic investigation for naturally occurring asbestos on the project site. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify implementation of APCD measures.

AQ-2 Based on Table 6-3 of the APCD's 2003 CEQA Handbook, the estimated construction emissions for the project will exceed the thresholds requiring mitigation. The following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to construction permit issuance:

- a. Reduce the amount of the disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne

dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.

- c. All dirt stockpile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons all be provided to the APCD prior to land use clearance of map recordation and land use clearance for finish grading of the structure.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify implementation of APCD measures.

AQ-3 Prior to removal or relocation of utility pipelines or buildings, the applicant shall notify the APCD and submit an asbestos survey prepared by a qualified individual. Contact Tim Fuhs of the APCD Enforcement Division at 781-5912.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify implementation of APCD measures.

AQ-4 Prior to developmental burning of vegetative material, the applicant shall apply for and obtain a burn permit from the APCD and County Fire/California Department of Forestry. The application requires the submittal of a technical feasibility study.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify implementation of APCD measures.

AQ-5 Prior to approval, the applicant shall identify portable equipment to be used during construction and apply for required California statewide or San Luis Obispo APCD permits.

Monitoring: Compliance will be verified by the Department of Planning and

Building. The Department of Planning and Building shall verify implementation of APCD measures.

AQ-6 Prior to use of a standby or backup generator, the applicant shall apply for and obtain an APCD permit. Contact David Dixon of the APCD Engineering Division at 781-5912.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify APCD permit.

BIOLOGICAL RESOURCES

BR-1 Prior to issuance of grading and/or construction permits, the applicant shall clearly delineate as a note on the project plans, that: "*Speed signs of 25 mph (or lower) shall be posted for all construction traffic to minimize the probability of road mortality of the San Joaquin kit fox*". Speed limit signs shall be installed on the project site **within 30 days prior to initiation of site disturbance and/or construction,**

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify sign placement.

BR-2 During the site disturbance and/or construction phase, grading and construction activities after dusk shall be prohibited unless coordinated through the County, during which additional kit fox mitigation measures may be required.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-3 Prior to issuance of grading and/or construction permit and within 30 days prior to initiation of site disturbance and/or construction, all personnel associated with the project shall attend a worker education training program, conducted by a qualified biologist, to avoid or reduce impacts on sensitive biological resources (i.e. San Joaquin kit fox). At a minimum, as the program relates to the kit fox, the training shall include the kit fox's life history, all mitigation measures specified by the county, as well as any related biological report(s) prepared for the project. The applicant shall notify the County shortly prior to this meeting. A kit fox fact sheet shall also be developed prior to the training program, and distributed at the training program to all contractors, employers and other personnel involved with the construction of the project.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify worker education training.

BR-4 During the site-disturbance and/or construction phase, to prevent entrapment of the San Joaquin kit fox, all excavation, steep-walled holes or trenches in excess of two feet in depth shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Trenches shall also be inspected for entrapped kit fox each morning prior to onset of field activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they shall be thoroughly inspected for entrapped kit fox. Any kit fox so discovered shall be allowed to escape before field activities resume, or removed from the trench or hole by a qualified biologist and allowed to escape unimpeded.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-5 During the site-disturbance and/or construction phase, any pipes, culverts, or similar structures with a diameter of four inches or greater, stored overnight at the project site shall be thoroughly inspected for trapped San Joaquin kit foxes before the subject pipe is subsequently buried, capped, or otherwise used or moved in any way. If during the construction phase a kit fox is discovered inside a pipe, that section of pipe will not be moved, or if necessary, be moved only once to remove it from the path of activity, until the kit fox has escaped.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-6 During the site-disturbance and/or construction phase, all food-related trash items such as wrappers, cans, bottles, and food scraps generated shall be disposed of in closed containers only and regularly removed from the site. Food items may attract San Joaquin kit foxes onto the project site, consequently exposing such animals to increased risk of injury or mortality. No deliberate feeding of wildlife shall be allowed.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-7 Prior to, during and after the site-disturbance and/or construction phase, use of pesticides or herbicides shall be in compliance with all local, state and federal regulations. This is necessary to minimize the probability of primary or secondary poisoning of endangered species utilizing adjacent habitats, and the depletion of prey upon which San Joaquin kit foxes depend.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-8 During the site-disturbance and/or construction phase, any contractor or employee that inadvertently kills or injures a San Joaquin kit fox or who finds any such animal either dead, injured, or entrapped shall be required to report the incident immediately to the applicant and County. In the event that any observations are made of injured or dead kit fox, the applicant shall immediately notify the U.S. Fish and Wildlife Service and the Department by telephone (see contact information below). In addition, formal notification shall be provided in writing within three working days of the finding of any such animal(s). Notification shall include the date, time, location and circumstances of the incident. Any threatened or endangered species found dead or injured shall be turned over immediately to the Department for care, analysis, or disposition.

Monitoring: Compliance will be verified by the Department of Planning and Building.

BR-9 Prior to final inspection, or occupancy, whichever comes first, should any long internal or perimeter fencing be proposed or installed, the applicant shall do the following to provide for kit fox passage:

- a. If a wire strand/pole design is used, the lowest strand shall be no closer to the ground than 12".
- b. If a more solid wire mesh fence is used, 8" x 12" openings near the ground shall be provided every 100 yards.

Upon fence installation, the applicant shall notify the County to verify proper installation. Any fencing constructed after issuance of a final permit shall follow the above guidelines.

Monitoring: Compliance will be verified by the Department of Planning and Building. The Department of Planning and Building shall verify fencing installation.

CULTURAL RESOURCES

CR-1 In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a) Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b) In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department of Environmental Coordinator so that proper disposition may be accomplished.

Monitoring: The Department of Planning and Building shall verify compliance. The Department of Planning and Building shall verify proper notification.

GEOLOGY AND SOILS

GS-1 Prior to issuance of building permit, the applicant shall submit a sedimentation and erosion control plan prepared and signed by a Registered Civil Engineer. The plan shall include, but not be limited to, the following measures:

- a) Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
- b) Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
- c) Control of off-site effects: All grading activity shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

Monitoring: The Department of Planning and Building shall verify compliance. The Department of Planning and Building shall review and approve the erosion and sedimentation control plan.

HAZARDS/HAZARDOUS MATERIALS

HM-1 To comply with the California Department of Forestry (CDF), the following measures are required:

- a) **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.
- b) Maintain around all structures a 30-foot firebreak. This does not include fire resistive landscaping.
- c) Maintain any tree adjacent to or overhanging any building free of deadwood.
- d) Maintain the roof of any structure free of leaves, needles or other flammable material.
- e) A fire extinguisher with a minimum rating of 4A 60BC is required inside the facility.
- f) Recommended, not required measures include an access road and driveway that meets CDF requirements and fire sprinklers or other extinguishing agent in the structure and a 2,500 gallon water storage tank with a hydrant.

Monitoring: The Department of Planning and Building shall verify compliance in consultation with CDF.

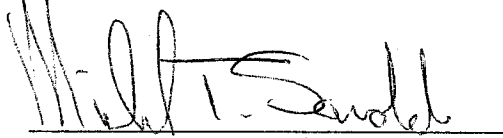
HM-2 Prior to final approval, the applicant shall submit for review and approval a hazardous materials Business Plan for the proposed cellular facility to the County Environmental Health office for review and approval. Contact Aaron LaBarre at 781-5595 with questions.

Monitoring: The Department of Planning and Building shall verify compliance. The Department of Planning and Building shall verify Environmental Health receipt of hazardous material plan.

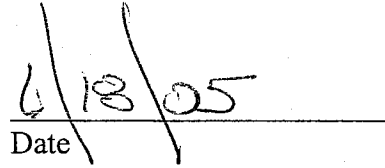
DRC 2007-00041

Date: May 26, 2005

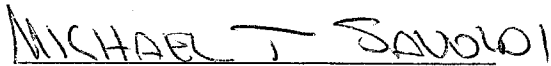
The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



Signature of Owner(s)



Date



Name (Print)

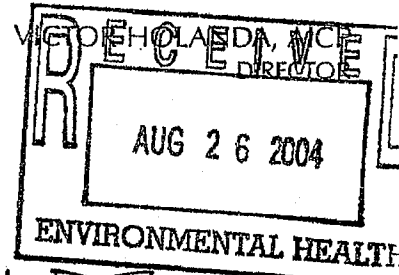
RECEIVED
JUN 15 2006

BY:.....



LL/mv4
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 8/25/04
TO: Env. Health
FROM: North Co. Team
(Please direct response to the above)

SAVOLDI

DRC 2004-00041

Project Name and Number

Development Review Section (Phone: 781- 788-2009 OR 788-2008)
Marsha Lee

PROJECT DESCRIPTION: Conditional Use Permit -> Cell site app.
w/ Nextel. Project - install cell/wireless commun-
ications equipment: 4 antennas, equipment
room & emergency diesel generator. See details...

Return this letter with your comments attached no later than: 9/9/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

 YES (Please go on to Part II)
 NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Applicant shall submit for review and approval the hazardous material
Business Plan for the proposed cell site to this office. Plans
will need to be approved prior to final sign-off. Contact
Arnon LaBarre at 781-5595 if you have any questions

9/17/04
Date

Laurie Salo
Name

781-55
Phone



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY
AGRICULTURAL COMMISSIONER/SEALER

(805) 781-5910

FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: September 7, 2004
TO: Marsha Lee, Planner III
FROM: Lynda L. Auchinachie, Agriculture Department *LL*
SUBJECT: Savoldi Conditional Use Permit DRC2004-00041 (0941)

Summary of Findings

The Agriculture Department's review finds that the proposed Conditional Use Permit for a cell site resulting in an approximately 250 square foot equipment shelter structure on an approximately 77 acre parcel will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ☒ **Less than significant** impact(s) to agricultural resources or operations because the project will not result in the conversion of prime agricultural soils or be incompatible with existing on-site or adjacent agricultural uses.
- ☐ No anticipated impact to agricultural resources or operations.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

DATE: September 30, 2004

TO: North County Team
San Luis Obispo County Department of Planning and Building

FROM: Melissa Guise *MG*
San Luis Obispo County Air Pollution Control District

SUBJECT: Nextel Communication Site -Brown Road, Shandon (DRC2004-00042)

Thank you for including the APCD in the environmental review process. We have completed our review of the above referenced project. The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS:

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE MITIGATION:

1. **Dust Control Measures**

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

- Reduce the amount of the disturbed area where possible.
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- All dirt stock-pile areas should be sprayed daily as needed.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

2. **Naturally Occurring Asbestos**

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the**

Nextel Communication Site- Brown Road, Shandon (DRC 2004-00042)

September 30, 2004

Page 2 of 3

area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the District. Please refer to the District web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

3. Developmental Burning

Effective February 25, 2000, the District prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, District approval, and issuance of a burn permit by the District and the local fire department authority. The applicant is required to furnish the District with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

4. Demolition Activities

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition, relocation, or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transit pipes or insulation on pipes). If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the APCD Enforcement Division at 781-5912 for further information.

5. Portable Equipment Permit or Registration Requirements

Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive.

- Portable generators
- IC Engines
- Concrete batch plants
- Rock and pavement crushing
- Tub grinders
- Trommel screens

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Nextel Communication Site- Brown Road, Shandon (DRC 2004-00042)
September 30, 2004
Page 3 of 3

OPERATIONAL PHASE MITIGATION:

1. **General Permit Requirements**

The standby (backup) generator(s) will require a District permit. Non-agricultural diesel fueled standby engines rated above 50 horsepower are required to have a District permit. To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-4667.

MAG/sll

cc: Tim Fuhs, SLOAPCD Enforcement Division
Karen Brooks, SLOAPCD Enforcement Division
David Dixon, SLOAPCD Engineering Division

Enclosure: Attachment1

h:\o\plan\response\2036.doc

Attachment 1

Naturally Occurring Asbestos – Construction & Grading Project – Exemption Request Form

Send To:

San Luis Obispo County Air
Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401

Fax: (805) 781-1002



Applicant Information/ Property Owner		Project Name	
Address		Project Address and/or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS - Geological Evaluation Requirements**".

APPLICANT MUST SIGN BELOW	
I request the San Luis Obispo Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.	
Legal Declaration/Authorized Signature:	
Date:	

OFFICE USE ONLY - APCD Required Element - Geological Evaluations			
APCD Staff:		Intake Date:	OIS Tracking Number:
Approved	Not Approved	APCD Staff:	Date Reviewed:
Comments:			



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: April 14, 2005

TO: Department of Fish and Game

Savoldi/Nextel DRC2004-00041

Project Name and Number

FROM: North County Team

Please respond to above

Development Review Section (PHONE: 788-2352)

PROJECT DESCRIPTION: Conditional Use Permit-Cell Site App with Nextel.

Project: Install cell/wireless communications equipment: 4 antennas, equipment room and emergency diesel generator.

Return this letter with your comments attached no later than _____

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to PART II.)

☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to PART III.)

☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. **IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.**

Score reduced based upon Question 10 -
no foxes seen within 3 miles. Only 0.02 acres
3-14-05 Robert Stafford 528-8670

Date	Name	Phone
3-14-05	Robert Stafford	528-8670

disturbed so no fox compensation necessary.
Cover all entire mitigation (0.05 acres). standard avoidance
criterion should be employed

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

Project Tracking Form

(Kit Fox Range)

Project Name/Description Savoldi Conditional Use Permit DRC2004-00041

Lead Agency County of San Luis Obispo Project Manager Marsha Lee

Applicant Name Nextel Communications/Michael Savoldi

Address 222 McMillan Canyon Rd Hwy 46 City Shandon State ca Zip 93461

Phone Number (714) 681-3840 Email _____

Original Habitat Evaluation Score 71

Adjusted Habitat Evaluation Score 61

Consulting Biologist Daniel E. Meade

Date of Evaluation 5/21/01

Consulting Biologist Phone Number _____

Evaluation Reviewed By Stafford

Date Reviewed 3-14-05

Mitigation Obligation

Amount of Kit Fox Habitat Impacted 2.2 Acres X Mitigation Ratio 1:1 = 2.2 acres

_____ acres on site + _____ acres off site + _____ acres (conservation bank) = _____ acres Total

CEQA Review Process

SCH # _____

CEQA document Negative Declaration

Dates of: Public Review Period _____

Approval by Planning Commission

Filing of NOD _____

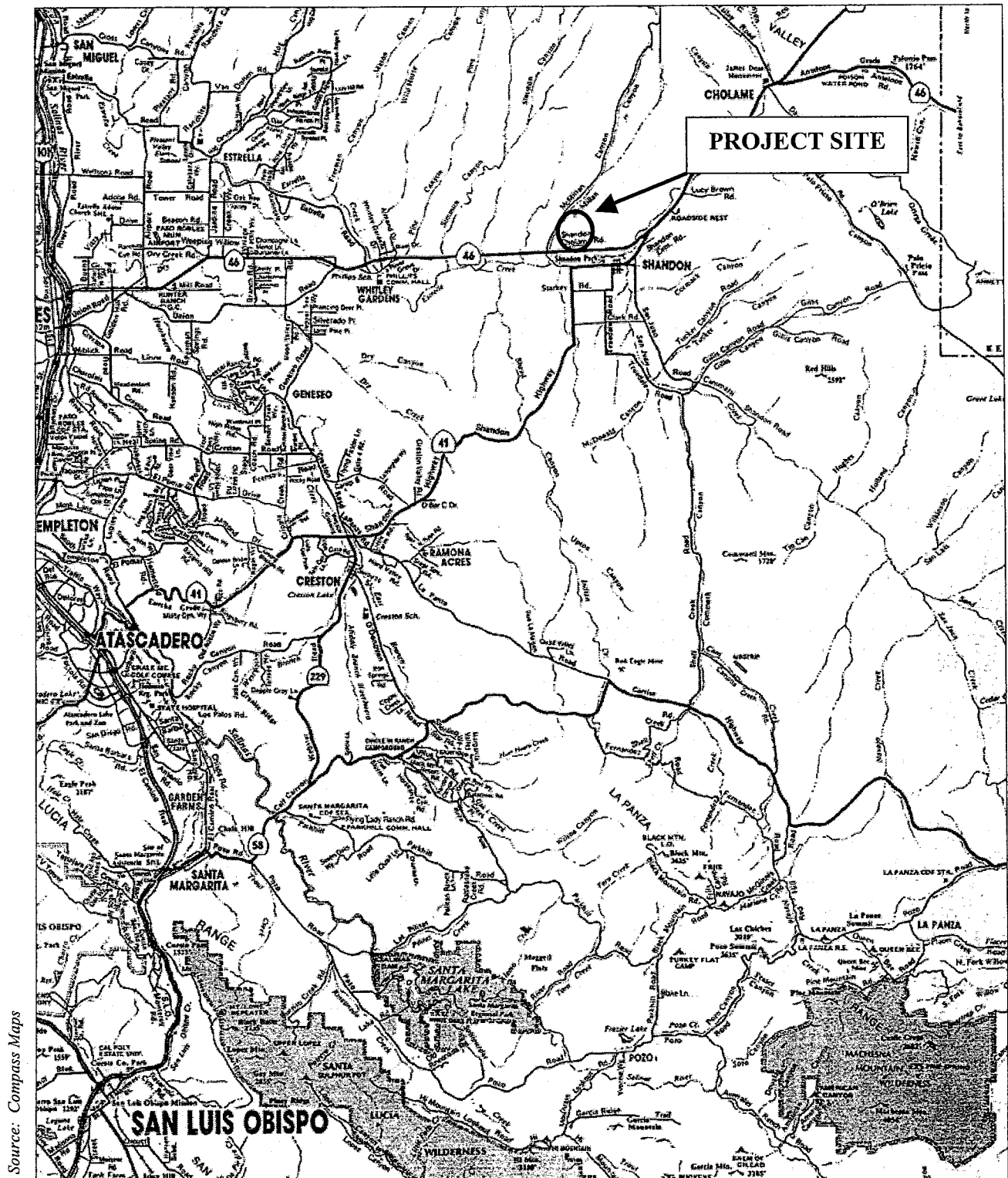
To be filled out by CDFG

Mitigation/CESA Agreement

Lead (County/DFG) _____ Mitigation/CESA Agreement # _____

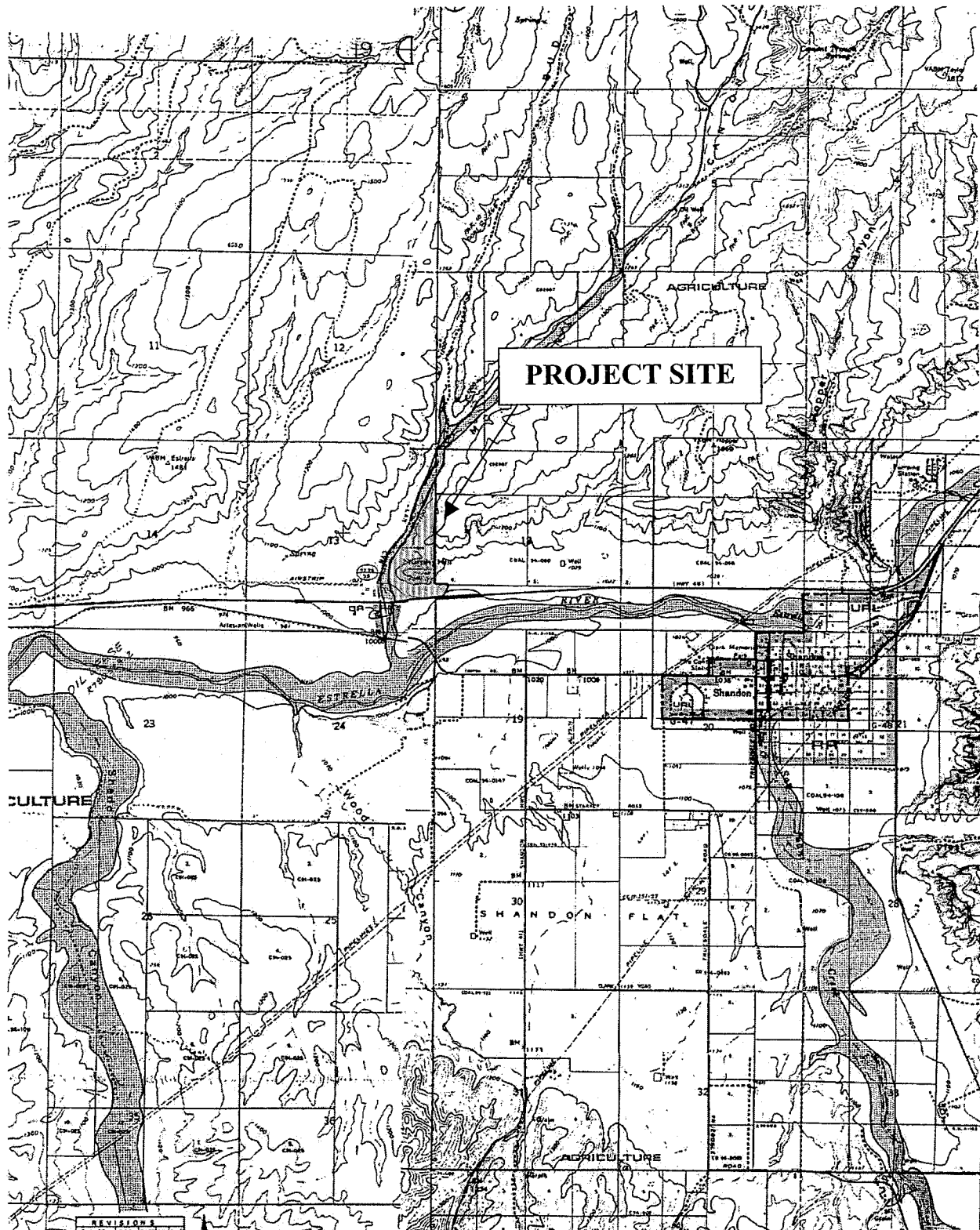
Prepared by _____ Date _____ Date Final MA signed _____

Conservation Bank? (Y/N) _____ # Credits purchased _____ Bank Name _____



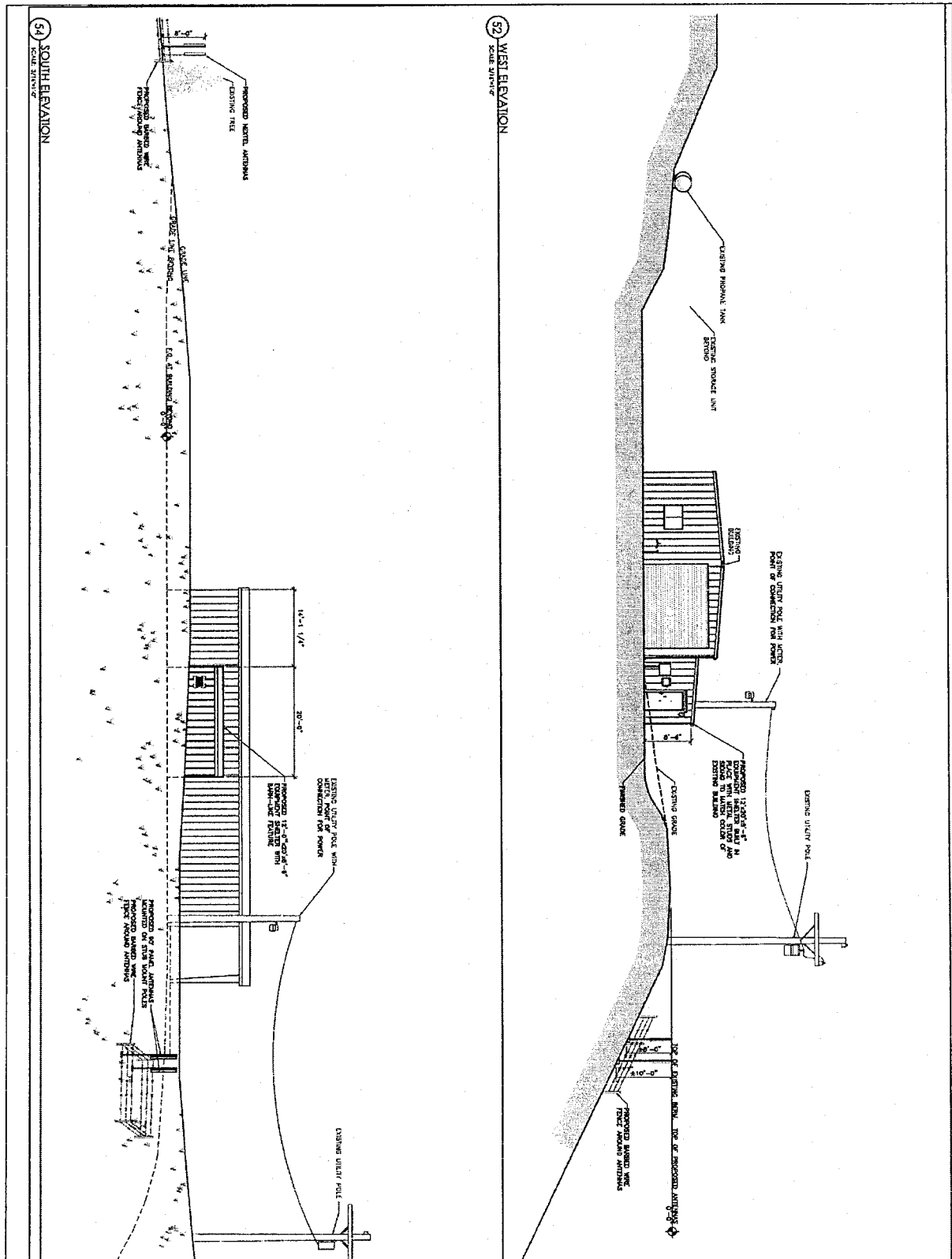
NORTH
Not to Scale

VICINITY MAP
FIGURE 1



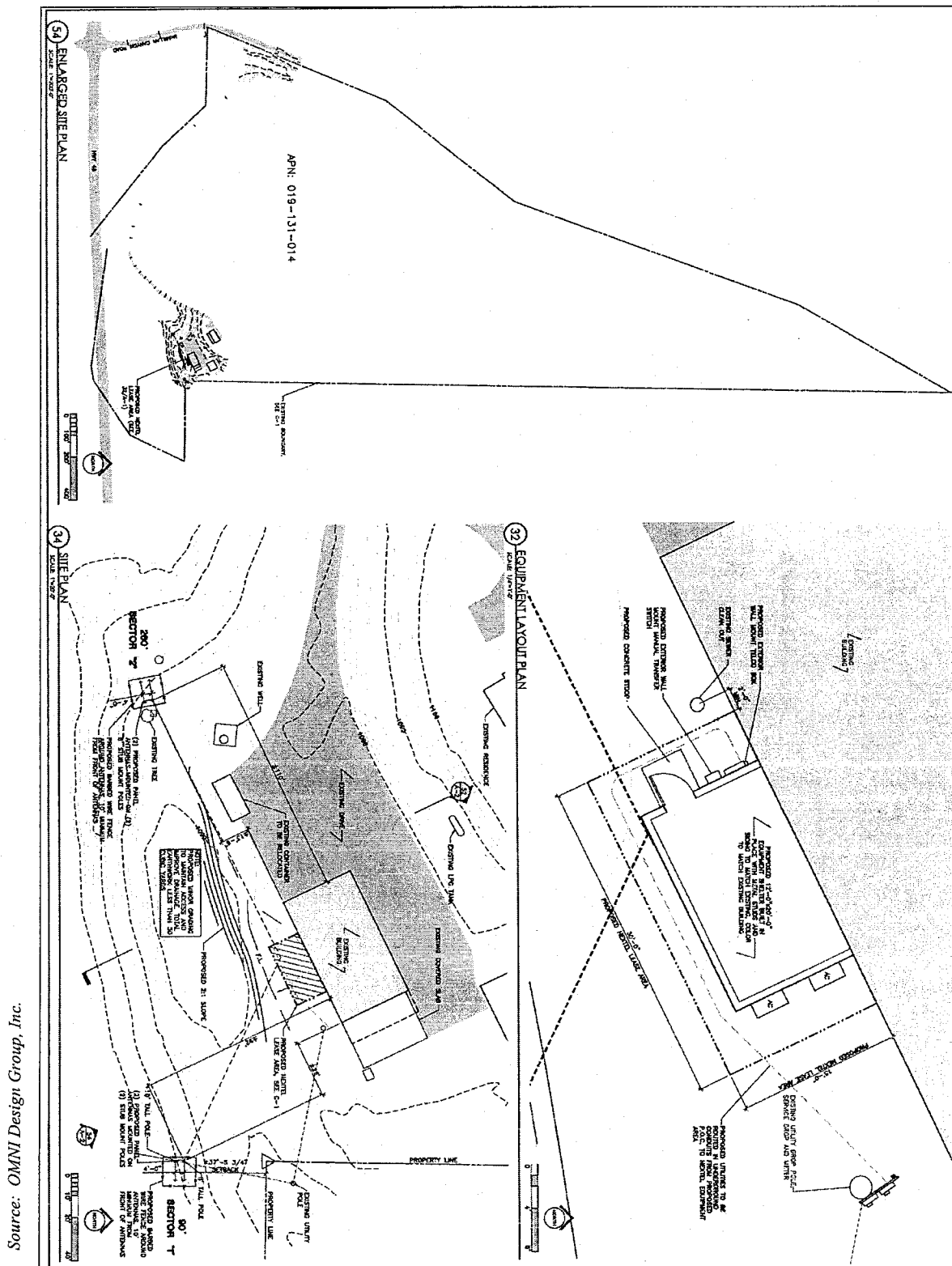
NORTH
Not to Scale

LAND USE CATEGORY
FIGURE 2



ELEVATIONS

FIGURE 4



NORTH
Not to Scale

EQUIPMENT DETAIL

FIGURE 5

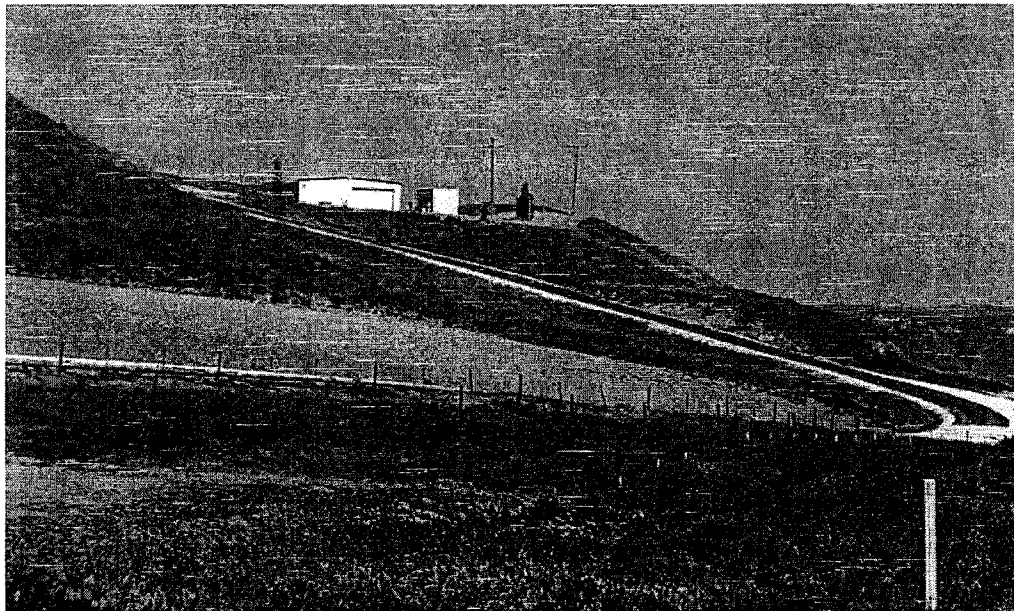


PHOTO 1:
View of
project site
from eastbound
Highway 46.



PHOTO 2:
View of
project site
from
westbound
Highway 46.

**PHOTO DOCUMENTATION
FIGURE 6**

Notice of Completion & Environmental Document Transmittal

SCH # _____

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

Project Title: Savoldi/Nextel Conditional Use PermitLead Agency: County of San Luis ObispoContact Person: Lauren LajoieStreet Address: County Government Center Room 310Phone: (805) 545-7738City: San Luis ObispoZip: 93408County: San Luis Obispo**Project Location:**County: San Luis ObispoCity/Nearest Community: ShandonCross Streets: McMillan Canyon Road/Highway 46Zip Code: 93461Total Acres: 77Assessor's Parcel No. 019-131-014Section: Shandon

Twp. _____

Range: _____

Base: MDBMWithin 2 Miles: State Hwy #: 46Waterways: McMillan Canyon Creek, Estrella CreekAirports: NoneRailways: NoneSchools: None**Document Type:****CEQA:**☐ NOP☐ Early Cons☒ Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.) _____

☐ Other _____**NEPA:**☐ NOI☐ EA☐ Draft EIS☐ FONSI**Other:**☐ Joint Document☐ Final Document☐ Other _____**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☐ Site Plan☐ Rezone☐ Prezone☒ Use Permit☐ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☐ Other _____**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational _____☐ Recreational _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ Watts _____☐ Waste Treatment: Type _____☐ Hazardous Waste: Type _____☒ Other: Wireless Communications Facility 120 sq.ft.**Funding (approx.):**Federal \$ 0State \$ 0Total \$ 0**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Agricultural Land☒ Air Quality☒ Archeological/Historical☐ Coastal Zone☐ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☐ Flood Plain/Flooding☐ Forest Land/Fire Hazard☒ Geologic/Seismic☐ Minerals☒ Noise☐ Population/Housing Balance☐ Public Services/Facilities☒ Recreation/Parks☐ Schools/Universities☐ Septic Systems☐ Sewer Capacity☒ Soil Erosion/Compaction/Grading☐ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☒ Vegetation☐ Water Quality☐ Water Supply/Groundwater☐ Wetland/Riparian☒ Wildlife☐ Growth Inducing☐ Landuse☒ Cumulative Effects☐ Other _____**Present Land Use/Zoning/General Plan Designation:**Agriculture**Project Description:**

Construction of an unmanned wireless communications facility consisting of four panel antennae located on eight-foot and ten-foot poles in two sectors, utility installation, and ground mounted equipment and emergency generator located within a shelter to be attached and designed to match an existing metal storage building.

Revised 5-31-99